

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
WORK SESSION AGENDA
Wednesday, October 24, 2007**

The meeting will be called to order in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street on Wednesday, October 24, 2007 at 4:00 p.m.

WORKSESSION

COMPREHENSIVE PLAN IMPLEMENTATION – SITE PLAN AND LANDSCAPE REQUIREMENTS – PCR #07-027

1. Staff Presentation
2. Open Forum
3. Planning Commission Discussion
4. Open Forum
5. Adjourn

Next Work Session

Work Session on Wednesday, January 23, 2008 at 4:00 p.m. at the Municipal Building, 401 Lafayette Street. The topic will be Comprehensive Plan Implementation – Shopping Centers Area (B-3 and LB-4 areas on Richmond Road and Monticello Avenue).



CITY OF WILLIAMSBURG
MEMORANDUM

TO: Planning Commission

DATE: October 17, 2007

**SUBJECT: PCR #07-027
Landscape Standards and Site Plan Amendments**

Landscape standards were discussed by Planning Commission at its work session on July 25. A copy of the July 18 staff memo and the July 25 work session minutes are attached.

The following issues were discussed at the July 25 work session:

1. Planning Commission agreed that the open space requirement for the B-3 District should be increased from 15% to 20%. ***This change is incorporated into the draft ordinance. [Sec. 21-359]***
2. Planning Commission agreed that Transitional Screening and Resource Protection Area buffers should not be counted toward the required open space. ***This change is incorporated into the draft ordinance. [Secs. 21-192, 21-194, 21-217, 21-219, 21-242, 21-244, 21-256.9, 21-257.9, 21-267, 21-269, 21-327, 21-239, 21-357, 21-359, 21-367, 21-369, 21-377, 21-379, 21-387, 21-389, 21-437, 21-439, 21-467 and 21-469]***
3. Planning Commission did not reach a consensus on requiring larger plants or adopting a list of approved plants. The Commission noted that the type of soils used in planting is a greater factor on the long term health of the trees. ***Staff does not recommend increasing the minimum height and size standards for plant material. Staff recommends the Planning Commission consider approving a list of discouraged and prohibited plant materials – this list is attached. Staff's proposal also includes a requirement that the soil be tested for suitability by Certified Professional Soil Scientist. [Sec. 784(b)(3) and (4)]***
4. Planning Commission did not reach a consensus on requirements for foundation plantings. ***Requirements have been added to the draft ordinance for a 5 foot landscape strip along 50% of the front and side building perimeter. Staff recommends that this change be made. [21-784(c)(6)]***
5. Planning Commission agreed that the existing 15 foot landscape buffer requirement along public streets was sufficient in width, but felt that this buffer

should be more heavily landscaped. ***Additional landscape requirements have been added to the draft ordinance, which also recommends that shrubs and other ground cover not be planted in a straight line. [Sec. 21-784(d)(2)]***

6. Planning Commission did not reach a consensus on increasing the rear landscape buffer from 5 feet to 10 feet, noting that the buffer may not be needed in certain situations. ***Requirements have been added to the draft ordinance increasing the rear landscape buffer from 5 feet to a minimum inside width 10 feet. The side landscape buffer is also proposed to be a minimum inside width of 10 feet (instead of the current 8% of lot width with a maximum of 10 feet). The Site Plan article does have provisions to allow for consideration of waiver requests. Staff recommends that these changes be made. [Sec. 21-784(d)(3)]***
7. Planning Commission did not reach a consensus on requiring parking lot islands, but noted that there is a difference between interior parking and spaces adjacent to the 15 foot landscape buffer beside a public street. ***Requirements have been added to the draft ordinance for interior parking bays to have landscaped islands on the ends of the bays and at a minimum of every 10 spaces. This requirement does not impact perimeter parking bays that adjoin landscape buffers on the front, side and rear of the lot. Staff recommends that these changes be made. [Sec. 21-784(d)(6)]***

One additional change is proposed by staff.

8. Staff proposes a change dealing with demolition or removal of buildings, structures and site improvements, such as the removal of the swimming pool at the Tioga Motel on Richmond Road. ***Requirements have been added to the draft ordinance to require that upon demolition and removal of buildings, structures and site improvements, the area shall be graded, topsoiled and seeded unless a minor site plan or site plan has been submitted and approved. Staff recommends that this change be made. [Sec. 21-782(f)]***

NEXT STEPS

Following the work session discussion, final versions of the ordinance will be prepared and presented to the Commission at the November 14 Planning Commission regular meeting. A public hearing will be scheduled at the January 16 regular meeting.



Rodney S. Rhodes, CZA
Zoning Administrator

ORDINANCE # 07-__
PROPOSED ORDINANCE #07-__

AN ORDINANCE
AMENDING CHAPTER 21, ZONING,
ARTICLE III, DISTRICT REGULATIONS AND ARTICLE VII, SITE PLANS
OF THE CODE OF THE CITY OF WILLIAMSBURG,
PERTAINING TO LANDSCAPE OPEN SPACE REQUIREMENTS
AND SITE PLAN LANDSCAPE REQUIREMENTS
(PCR #07-027)

These revisions to Chapter 21, Zoning, of the Code of the City of Williamsburg are proposed to promote the health, safety and general welfare of the public; and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that the following sections of Chapter 21, Zoning, of the Code of the City of Williamsburg, Virginia are hereby amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 4. MULTIFAMILY DWELLING DISTRICT RM-1

Sec. 21-192. Yards

The yard requirements in the multifamily dwelling district RM-1 are as follows:

- (5) *Transitional screening for duplex and multifamily dwellings.*
 - d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-194.~~

Sec. 21-194. Landscaped open space and recreation area.

(a) The landscaped open space requirements in the multifamily district RM-1 are as follows:

- (2) *Multifamily dwellings:* ~~At least 50 percent of the total land area of a lot, shall be landscaped open space.~~ At least 50 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-192(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 5. MULTIFAMILY DWELLING DISTRICT RM-2

Sec. 21-217. Yards.

The yard requirements in the multifamily dwelling district RM-2 are as follows:

- (5) *Transitional screening for duplex and multifamily dwellings.*
 - d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-219.~~

Sec. 21-219. Landscaped open space and recreation area.

- (2) Multifamily dwellings: ~~At least 50 percent of the total land area of a lot, shall be landscaped open space.~~ At least 50 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-217(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 6. DOWNTOWN RESIDENTIAL DISTRICT RDT

Sec. 21-242. Yards.

The yard requirements in the multifamily dwelling district RM-2 are as follows:

- (5) *Transitional screening for duplex and multifamily dwellings.*
 - d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-244.~~

Sec. 21-244. Landscaped open space.

- (2) Multifamily dwellings: ~~At least 25 percent of the total land area of a lot, shall be landscaped open space.~~ At least 25 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-242(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 6.3. LIMITED BUSINESS RESIDENTIAL DISTRICT LB-3

Sec. 21-256.9. Landscaped open space and recreation area.

- (a) The landscaped open space requirements in the limited business residential district LB-3 are as follows:
 - ~~(2) Townhouses: In accordance with section 21-256.10.~~
 - ~~(3)~~ (2) Other uses: At least 20 percent of the total land area of the lot shall be landscaped open space. At least 20 percent of the gross lot area shall be landscaped open space. Transitional screening

buffer areas as specified by Sec. 21-242(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 6.4. LIMITED BUSINESS CORRIDOR DISTRICT LB-4

Sec. 21-257.7. Yards

The yard requirements in the limited business corridor district LB-4 are as follows:

(4) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards ~~may be counted toward the landscaped open space required by section 21-257.9.~~

Sec. 21-257.9. Landscaped open space.

The landscaped open space requirements in the limited business corridor district LB-4 are as follows:

- (1) ~~At least 20 percent of the total land area of the lot shall be landscaped open space.~~ At least 20 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-242(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 7. LIMITED BUSINESS/RESIDENTIAL DISTRICT LBR

Sec. 21-267. Yards.

The yard requirements in the limited business/residential district LBR are as follows:

(5) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-257.9.~~

Sec. 21-269. Landscaped open space and recreation area.

(a) The landscaped open space requirements in the limited business/residential district LBR are as follows:

- (2) *Multifamily dwellings:* When multifamily dwellings occupy 50 percent or more of the total floor area on a lot, ~~at least 50 percent of the total land area shall be landscaped open space~~ at least 50 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-267(5), and Resource Protection Area (RPA)

buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 9. CORRIDOR BUSINESS DISTRICT B-2

Sec. 21-327. Yards.

The yard requirements in the corridor business district B-2 are as follows:

(4) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-329.~~

Sec. 21-329. Landscaped open space and recreation area.

- (a) ~~At least 20 percent of the total land area of a lot in the corridor business district B-2 shall be landscaped open space.~~ At least 20 percent of the gross lot area of a lot in the corridor business district B-2 shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-327(4), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 10. GENERAL BUSINESS DISTRICT B-3

Sec. 21-357. Yards.

The yard requirements in the general business district B-3 are as follows:

(4) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-359.~~

Sec. 21-359. Landscaped open space and recreation area.

- (a) ~~At least 15 percent of the total land area of a lot in the general business district B-3 shall be landscaped open space.~~ At least 20 percent of the gross lot area of a lot in the general business district B-3 shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-357(4), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 10.1. ECONOMIC DEVELOPMENT DISTRICT ED

Sec. 21-367. Yards.

The yard requirements in the economic development district ED are as follows:

(5) *Transitional screening.*

- d. ~~Transitional screening open space may be counted toward the landscaped open space required by section 21-369.~~

Sec. 21-369. Landscaped open space.

- (1) ~~At least 20 percent of the total land area of the entire development shall be landscaped open space.~~ At least 20 percent of the gross land area of the entire development shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-367(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross land area when calculating the percentage of landscaped open space.

DIVISION 10.2. ECONOMIC DEVELOPMENT DISTRICT ED-2

Sec. 21-377. Yards.

The yard requirements in the economic development district ED-2 area as follows:

(5) *Transitional screening.*

- d. ~~Transitional screening open space may be counted toward the landscaped open space required by section 21-379.~~

Sec. 21-379. Landscaped open space.

The landscaped open space requirements in the economic development district ED-2 are as follows:

- (1) ~~At least 20 percent of the total land area of the entire development shall be landscaped open space.~~ At least 20 percent of the gross land area of the entire development shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-367(5), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross land area when calculating the percentage of landscaped open space.

DIVISION 11. LIMITED INDUSTRIAL DISTRICT I

Sec. 21-387. Yards.

The yard requirements in the limited industrial district I are as follows:

(4) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-389.~~

Sec. 21-389. Landscaped open space.

The landscaped open space requirements in the limited industrial district I are as follows:

- ~~(1) For all uses, at least 30 percent of the total land area of the lot shall be landscaped open space.~~ For all uses, at least 30 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-387(4), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 13. MUSEUM SUPPORT DISTRICT MS

Sec. 21-437. Yards.

The yard requirements in the museum support district MS are as follows:

(4) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may be counted toward the landscaped open space required by section 21-439.~~

Sec. 21-439. Landscaped open space.

The landscaped open space requirements in the museum support district MS are as follows:

- (2) Other uses: ~~For all uses, at least 30 percent of the total land area of the lot shall be landscaped open space.~~ For all uses, at least 30 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-437(4), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

DIVISION 14. WILLIAM AND MARY DISTRICT WM

Sec. 21-467. Yards.

The yard requirements in the William and Mary district WM are as follows:

(4) *Transitional screening.*

- d. Transitional screening open space shall be in addition to the required side and rear yards, ~~but may~~ and shall not be counted toward the landscaped open space required by section 21-469.

Sec. 21-469. Landscaped open space.

~~At least 30 percent of the total land area of a lot in the William and Mary district WM shall be landscaped open space.~~ At least 30 percent of the gross lot area of a lot in the William and Mary district WM shall be landscaped open space. Transitional screening buffer areas as specified by Sec. 21-467(4), and Resource Protection Area (RPA) buffer areas as specified by 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open

ARTICLE VII. SITE PLANS

21-782. General performance standards.

(f) If a building, structure or site improvement is demolished or removed, the area shall be graded, topsoiled and seeded unless a minor site plan or site plan has been submitted and approved.

Sec. 21-784. Required landscaping.

(a) *Purpose.* The purpose of this section is to establish general standards and processes by which the city's landscape architecture and urban design objectives will be implemented. These regulations are designed to: (a) preserve and enhance the aesthetic character of the community; (b) conserve and protect sensitive environmental resources; (c) enhance erosion and sediment control practices through the use of plant materials and ground cover; and (d) improve the physical relationship between adjacent properties via sensitive landscaping and buffering.

(b) *General standards.* The following general standards shall apply to the planning, design, installation and maintenance of all landscape, screening and related site development practices required by this section:

- (1) Landscape design plans for any site development activity shall be guided by the urban design performance guidelines as established in chapter ~~XII~~ VI of the comprehensive plan.
- (2) Landscape design plans shall seek to maximize the preservation of existing trees and minimize the disruption of established landscape materials by employing preservation and protection criteria such as those provided in the Virginia Erosion and Sediment Control Manual and the state's Urban Best Management Practices Handbook.
- (3) The quality and type of all new plant materials installed on a site shall be in accord with the specifications of the American Association of Nurserymen, provided that the transplanting of trees and shrubs may be done in accordance with accepted horticultural and silvicultural practices. The planting and placement of trees shall be done in accord with the standardized landscape specifications for the state, latest edition, prepared and approved by the Virginia Nurseryman's Association, Inc., Virginia chapter of the American Society of Landscape Architects, and the Virginia Society of Landscape Designers. Prior to the issuance of a final Certificate of Occupancy a Virginia Certified Professional Soil Scientist shall provide certification that all trees have been planted in appropriate soil conditions.
- (4) The use of a mixture of indigenous/native seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that reduce the necessity for application of chemical fertilizers, pesticides and potable water is strongly encouraged. Invasive and alien

species known to overtake natural areas, are difficult to manage and aggressively out compete indigenous/native species for water, nutrients and sunlight are strongly discouraged for landscaping. The Planning Commission may adopt a list of plants that should be discouraged or prohibited in landscape plans.

- (4)(5) The landscaping, screening and buffering standards established by these landscape requirements provide minimum guidelines for landscape design for residential, institutional, commercial and industrial properties.

(c) *Tree cover and site landscaping standards.*

- (1) The applicant shall make every effort to protect existing trees in the design and development of projects requiring minor site plan and site plan approval.
- (2) The minor site plan or site plan shall include the planting and/or replacement of trees on the site to the extent that, at a maturity of 20 years, minimum tree covers will be provided in accord with the following standards:
 - a. Business, commercial and industrial development: Ten percent of the total site area.
 - b. Residential development (greater than ten dwelling units/acre): 15 percent of the total site area.
 - c. Residential development (ten dwelling units/acre and less): 20 percent of the total site area.
- (3) Tree cover is defined as the area beneath the crown and within the dripline of a tree.
- (4) Existing trees which are to be preserved may be included to meet all or part of the tree cover required by section 21-784(c)(2), and the number of trees required by section 21-784(d), provided that these trees are field located and identified on the landscape plan. During construction, reasonable efforts shall be made to protect these trees. Protective barriers shall be put in place around the trees to protect the critical root zones. The minimum radius of undisturbed area shall be determined by multiplying the tree's diameter at breast height (DBH) in inches by one foot (i.e. a six-inch diameter tree would have an undisturbed area radius of six feet), and all construction activities shall be prohibited within this area. All temporary construction activities shall also be prohibited within the minimum undisturbed areas, including all excavating, filling, trenching, construction storage and dumping, and parking of construction equipment/vehicles or employee vehicles. No permanent fill shall be added in the minimum undisturbed area; if fill is necessary for the site, appropriate tree wells shall be placed around the trees at the edge of the minimum undisturbed area.

- (5) All landscape materials required by this section (section 21-784) shall conform to the following minimum size and height standards:
- Deciduous shade trees: Two-inch caliper.
 - Ornamental trees: Six-foot height.
 - Evergreen trees: Six-foot height.
 - Evergreen shrubs: 18-inch height or spread.
 - Deciduous shrubs: 24-inch height or spread.
- (6) Building landscaping.
- A landscape strip with a minimum width of five feet shall be established along 50 percent of the front and side building perimeter.
 - A variety of shrubs and other ground covers, with a maximum mature height of three to five feet, shall be planted in this landscape strip.
 - Buildings in a shopping center that are designed for occupancy by multiple tenants shall be exempt from this requirement.
- (d) *Parking lot landscaping.*
- (1) All parking lots shall contain within interior and perimeter planting areas not less than one tree for every eight parking spaces or fraction thereof. Such trees shall be reasonably dispersed throughout the interior of the parking lot in accordance with good landscape and urban design practices, and may be used to meet the tree canopy cover requirements of section 21-784(c)(2).
- (2) Parking lots and interior driveways shall be separated from a public street right-of-way by a landscape strip ~~at least 15 feet in width~~ that has a minimum inside width of at least ten feet (not including sidewalk). However, this requirement shall not apply to driveways shared by adjoining properties. At least one deciduous shade tree for each 40 feet of frontage and at least one ornamental tree for every 40 feet of frontage shall be planted in the landscape strip, and may be used toward meeting the tree requirement in section 21-784(d)(1). A variety of shrubs and other ground covers shall be provided within the landscape strip to establish a low-level visual buffer, with a maximum mature height of three to five feet, between the parking lot and the public street. Generally, the shrubs and ground covers should be planted in an irregular line. The landscape design for such shrubs and other ground covers shall also serve to direct and control pedestrian access into parking lots.
- (3) Parking lots shall be separated from side property lines by a landscape strip that is has a minimum inside width of at least ~~eight percent of the lot width, not to exceed~~ ten feet; and from the rear property line by a landscape strip ~~at least five feet in width~~ that has a minimum inside width of at least ten feet. A minimum of one deciduous shade tree for each 40

feet of contiguous property line and one ornamental tree for each 40 feet of contiguous property line shall be planted in this landscape strip, and may be used to meet the tree requirement in section 21-784(d)(1). Shrubs and other ground covers shall be provided within the landscaping strip to establish a low-level visual buffer, with a maximum height of three to five feet, between the parking lot and adjoining properties.

- (4) The primary landscaping materials used in parking lots shall be deciduous shade trees. Evergreen trees, shrubs and other live planting material shall be used to complement the deciduous shade tree plantings.
- (5) ~~The landscaping shall be reasonably dispersed throughout the parking lot, with interior dimensions of any planting area (i.e., interior parking median or island) sufficient to protect and maintain all landscaping materials. Planting areas~~ and landscape islands in parking lots ~~used for trees shall have a minimum inside dimension of ten feet.~~
- (6) Landscape islands for parking bays.
 - a. Interior parking bays shall have a landscape island at the end of each bay and a minimum spacing of one landscape island every ten parking spaces.
 - b. Perimeter parking bays adjacent to front, side and rear landscape strips shall have a landscape island at the end of each bay, but intermediate landscape islands shall not be required.
- ~~(6)~~ (7) Methods of irrigating parking lot landscape material, if provided, shall be described.

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Jeanne Zeidler, Mayor

Clerk of Council

CITY OF WILLIAMSBURG LANDSCAPE DESIGN STANDARDS DISCOURAGED AND PROHIBITED PLANT MATERIALS

Landscape design plans shall specify plants based on disease-resistance and longevity. Native plants are especially encouraged in landscaping all areas of a site, including but not limited to, foundation plantings, screening and greenbelt areas.

DISCOURAGED PLANT MATERIALS

The following plants are discouraged for use in landscaping activities due to disease potential and/or structural problems.

Acer saccharinum	Silver Maple
Ilex crenata	Japanese Holly
Cupressocyparis leylandii	Leyland Cypress
Pinus strobes	White Pine
Prunus cerasifera	Purple Leaf Plum
Pyrus calleryana 'Bradford'	Bradford Pear

PROHIBITED PLANT MATERIALS

The following plants are prohibited for use in landscaping activities. These plants are not native to the area, reproduce profusely and have potentially harmful effects on natural ecosystems. They are known as "exotic invasive species." Other species not listed that are determined to be invasive may be rejected. Designers of landscape plans are expected to be familiar with invasive plants. Information is available from many government agencies.

Trees:

Acer platanoides	Norway Maple
Acer ginnala	Amur Maple
Ailanthus altissima	Tree of Heaven
Alnus glutinosa	European Alder
Koelruteria paniculata	Goldenraintree
Phellodendron amurense	Amur Cork Tree
Populus alba	White Poplar
Ulmus pumila	Siberian Elm

Shrubs and Vines:

Ampelopsis brevipedunculata	Porcelainberry
Berberis thunbergii	Japanese Barberry
Berberis vulgaris	Common Barberry
Budlia davidii	Butterfly Bush
Celastrus orbiculatus	Oriental Bittersweet
Cotoneaster microphyllus	Cotoneaster
Cotoneaster pannosus	Cotoneaster
Cotoneaster lacteus	Cotoneaster
Cytisus scoparius	Scotch Broom
Eleagnus umbellata	Autumn Olive

Eleagnus angustifolia
Euonymus alatus
Euonymus fortunei
Hendra helix
Ligustrum vulgare
Lonicera japonica
Lonicera morrowi
Lonicera tatarica
Mahonia bealei
Morus alba
Rhamnus cathartica
Rhamnus frangula
Rosa multiflora
Spiraea japonica
Taxus cuspidate
Viburnum opulus
Wisteria floribunda/sinensis

Russian Olive
Buringbush
Wintercreeper
English Ivy
Privet
Japanese Honeysuckle
Morrow Honeysuckle
Tartarian Honeysuckle
Mahonia
White Mulberry
Common Buckthorn
Glossy Buckthorn
Multiflora Rose
Japanese Spiraea
Japanese Yew
Guelder Rose
Wisteria

Grasses and Grass-Like Plants:

Cortaderia selloana/jubata
Miscanthus sinensis
Phalaris arundinacea
Phalaris picata

Pampas Grass
Chinese Silver Grass
Red Canary Grass
Ribbon Grass

Flowers and Groundcovers:

Ajuga reptans
Coronilla varia
Digitalis purpurea
Fallopia japonica
Hesperis matronalis
Iris psuedoacorus
Lythrum salicaria
Pachysandra terminalis
Vinca minor

Creeping Bugleweed
Crown Vetch
Foxglove
Japanese Knotweed
Dame's Rocket
Yellow Flag Iris
Purple Loosestrife
Pachysandra
Myrtle, or Periwinkle



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: July 18, 2007

SUBJECT: PCR #07-027
Landscape Standards and Site Plan Amendments

The 2006 Comprehensive Plan recognized that the City's landscape standards, contained in the site plan section of the Zoning Ordinance, have not been revised since 1991. The Comprehensive Plan notes that a major review and update of these regulations is needed, as well as the formulation of landscape standards that can be used in the evaluation of site plan submittals. LDR International, Inc. prepared an analysis of the City's Entrance Corridor Design Guidelines in 1998. The study developed strategies, concepts and standards to promote the improvement and beautification of these corridors. The report included an assessment of the City's landscape standards along the corridors. Based on these standards, the following goals were established for the City's entrance corridors.

- Improve the functional and visual character of the corridors, while maintaining a balance between convenient vehicular access and a quality pedestrian environment.
- Achieve consistency in streetscape through simplicity of design, repetition of common landscape and streetscape elements, and placing of utilities underground.
- Support economic development by using publicly supported streetscape and landscape improvements to leverage and stimulate private investment.
- Develop design standards for landscaping, sidewalks, lighting and other streetscape elements, and incorporate these standards into the City's zoning regulations.

Upon reviewing the report and the City's existing landscape standards staff has noted the following areas that should be addressed by the Planning Commission.

Open Space Requirements

The City's requires landscaped open space for multifamily residential and in most of the nonresidential zoning districts. The open space requirement ranges from 15 to 50 percent. The Planning Commission should consider changes to this minimum open space requirement. The LDR International report recommends increasing the minimum

open space requirement in the B-3 District to 20%. This change would provide uniformity of landscape regulations along Richmond Road.

Zoning District	Minimum Open Space Required
RM-1	50% for Multifamily Dwellings
RM-2	50% for Multifamily Dwellings
RDT	25% for Multifamily Dwellings
LB-3	20% other than Single-Family Dwellings/Duplex
LB-4	20%
LBR	50% for Multifamily Dwellings
B-2	20%
B-3	15%
ED	20%
ED-2	20%
I	30%
MS	30% other than Single-Family Dwellings
WM	30%
PDR	25%

Transitional Screening, Greenbelts, and Resource Protection Area Buffers

The Comprehensive Plan states that an important element of the City's character is its system of greenbelts and open spaces. These open space areas are generally depicted on the Future Land Use Map as "Sensitive Environmental Areas and Resource Protection Areas, "Parks, Parkway and Recreation," and "Greenbelts." The Zoning Ordinance notes the following requirements for these open spaces.

Transitional Screening

The Zoning Ordinance requires a landscaped open space area for transitional screening when multifamily or commercial developments are adjacent to residential zoned property or to the Colonial Parkway. The minimum width of the transitional screening is 25 to 35 feet depending on the zoning of the property.

The Zoning Ordinance was amended in 1998 (PCR #98-16) to clarify that transitional screening open space shall be in addition to the required side and rear yards, but may be counted toward the landscaped open space required by section 21-359.

Greenbelts

Along streets designated by the comprehensive plan as greenbelts, a greenbelt of at least 50 feet shall be provided along the street line; except that at least 75 feet shall be required along Route 199.

Greenbelts may be counted toward required yards, and toward the landscaped open space required by section 21-359.

Resource Protection Area Buffers

The RPA (Resource Protection Area) requires a 100 foot buffer from the edge of a wetland or shoreline. This can result in major areas of open space. Although not specifically addressed in the Zoning Ordinance, sites with Resource Protection Areas have also counted towards the minimum landscaped open space requirements.

Staff reviewed the development plans of various commercial projects that required transitional buffers. All six of the below noted projects would comply with the minimum landscaped open space requirements without the inclusion of the transitional buffers. The proposed Williamsburg Phase 2 Timeshare Resort was also reviewed. The project would still meet the minimum landscaped open space requirements without the inclusion of the RPA buffer. The Planning Commission may want to consider amending the ordinance to not count transitional screening, RPA buffers and greenbelts towards the minimum open space requirements. Based on staff's research the proposed change will have minimal impact on development projects; however, it will help ensure that open space is dispersed throughout project sites.

Open Space

	Including Transitional Screening	Not Including Transitional Screening
Chesapeake Bank	38%	33%
Hampton Inn	38%	30%
Olive Garden	38%	31%
Red Lobster	33%	25%
Ruby Tuesday	44%	29%
Yankee Candle	38%	33%

Parking Lot Landscaping [Section 21-784(d)]

The City's Zoning Ordinance currently requires a 15' parking setback from a public street right-of-way to accommodate street trees and install landscaping to screen parking areas. The LDR study recommends increasing the setback to 20' to provide additional landscaping and screening. Increasing the buffer to 20' would provide better screening of parking lots; however, this benefit would need to be weighed against the impacts it would have on the commercial development potential of lots. The Planning Commission may want to consider maintaining the existing setback requirement but require additional landscaping within the buffer.

The LDR report also notes that new regulations should address breaking up large expanses of pavement, provisions of shade, and buffering and screening lots from adjacent roadways and properties. The Zoning Ordinance requires a minimum of one tree for every eight parking spaces. The Planning Commission may want to consider requiring a percentage of the parking lot to be landscaped or a maximum spacing between landscaped islands. The LDR report recommends parking spaces should not exceed 20 in a row (without a break by a landscaped island) for nonresidential uses. Prior to the adoption of the 1991 Zoning Ordinance the City required landscaped islands every eight to twelve parking spaces.

The Planning Commission may also want to address the adequacy of the landscape strip required along the rear property line. The Zoning Ordinance states:

Parking lots shall be separated from side property lines by a landscape strip that is at least eight percent of the lot width, not to exceed ten feet; and from the rear property line by a landscape strip at least five feet in width. A minimum of one tree for each 40 feet of contiguous property line shall be planted in this landscape strip.

The five foot buffer does not appear to be sufficient width for the required tree plantings.

Building Perimeter Zones

The Zoning Ordinance does not require landscaping around the perimeter of buildings. Inadequate dimensions often are planned and constructed between the building and adjacent curb line to install landscaping. The LDR report suggests a landscape zone of an average width of 10' should be provided around the building perimeter. This average dimension relates to landscape area only (not including paved surfaces) and should be based on the average of the front and two side conditions. The rear of the building should not be included in the calculation. Staff notes that a buffer of 5' to 6' around the front and sides of buildings should be sufficient for shrubs and flowering plants. Requiring a building perimeter zone around shopping centers may prove problematic. The Planning Commission may want to exempt shopping centers from any such regulations.

Recommended Plant Material for Various Uses [Section 21-784(c)]

The LDR report notes that in many cases inappropriate types and/or species of plant material are selected and installed, which do not achieve the design intent or are difficult to maintain. Plant materials installed are not consistently of a high quality. The report recommends increasing the minimum required sizes of plant materials and adopting a list of recommended plant materials by type and recommended use.

The Zoning ordinance currently requires the following minimum size and height standards:

- a. Deciduous shade trees: Two-inch caliper.
- b. Ornamental tree: Six-foot height.
- c. Evergreen trees: Six-foot height.
- d. Evergreen shrubs: 18-inch height or spread.
- e. Deciduous shrubs: 24-inch height or spread.

The Planning Commission should consider whether or not the minimum standards are sufficient. The LDR report recommends increasing the minimum size of deciduous shade trees to 2.5-inch caliper, with a minimum height of 12'-14' feet and revising the minimum height of ornamental trees to eight feet. The larger trees would provide a more substantial buffer and shading.

Staff recommends that the site plan regulations be amended to allow the Planning Commission to adopt a list of plant materials that would function similar to the ARB Design Review Guidelines. LDR provided the following list of recommended plant materials by type and recommended use.

Shade Trees – to be used as street trees, parking lot trees and in building and site perimeter areas.

Acer platanoides (Selected Cultivars)	Norway Maple
Acer rubrum (Selected Cultivars)	Red Maple
Acer saccharum (Selected Cultivars)	Sugar Maple
Acer saccharum 'Green Mountain'	Green Mountain Maple
Betula Nigra 'Heritage'	Heritage River Birch
Cercidiphyllum japonicum	Katsura Tree
Cladrastis kentukea	American Yellowwood
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash
Gleditsia triacanthos inermis 'Moraine'	Moraine Honeylocust
Metasequoia glyptostroboides	Dawn Redwood
Platanus acerifolia 'Columbia'	Columbia London Plane
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Tilia cordata 'Greenspire'	Greenspire Linden
Ulmus americana 'Washington'	Washington American Elm
Ulmus parvifolia	Chinese Elm
Zelkova serrata 'Village Green'	Village Green Zelkova

Ornamental Trees – to be used as accent trees in building perimeter and/or site perimeter areas.

Acer campestre	Hedge Maple
Amelanchier canadensis	Shadblow Serviceberry
Amelanchier grandiflora 'Princess Diana'	Princess Diana Serviceberry
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	White Fringetree
Cornus florida	Flowering Dogwood
Cornus kousa 'Constellation'	Constellation Dogwood
Cornus mas	Corneliancherry
Crataegus viridis 'Winter King'	Winter King Hawthorn
Halesia carolina	Carolina Silverbell
Hamamelis virginiana	Common Witchhazel
Koelreuteria 'galaxy'	Galaxy Magnolia
Lagerstroemia indica	Crape Myrtle
Magnolia stellata	Star Magnolia
Magnolia virginiana	Sweetbay Magnolia
Magnolia soulangiana	Saucer Magnolia
Malus spp.	Crabapple Varieties
Ostrya virginiana	American Hophornbeam
Oxydendrum arboreum	Sourwood
Prunus yedoensis	Yoshino Cherry
Pyrus calleryana 'Gallery'	Gallery Pear
Sophora japonica	Japanese Pagoda Tree
Styrax japonicus	Japanese Snowbell

Evergreen Trees – to be used as buffer trees in site perimeter areas.

Cedrus deodara	Deodar Cedar
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leyland Cypress
Ilex opaca	American Holly
Ilex 'Fosteri'	Foster Holly
Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly
Magnolia grandiflora	Southern Magnolia
Pinus thunbergiana	Japanese Black Pine
Tsuga canadensis	Canadian Hemlock

Evergreen and Deciduous Shrubs – to be used as hedges to screen parking lots.

Abelia grandiflora
Berberis julianae
Berberis thunbergii
Euonymus alatus 'Compactus'
Buxus microphilla
Hypericum hookerianum
Ilex crenata varieties
Ilex glabra 'Compacta'
Ligustrum japonicum
Ligustrum obtusifolium
Myrica cerifera
Myrica pensylvanica
Prunus laurocerasus 'Otto Luyken'
Prunus laurocerasus 'Schipkaensis'
Taxus media 'Hicksii'
Viburnum carlesii 'Compactum'
Viburnum opulus 'Compactum'
Viburnum tinus

Glossy Abelia
Wintergreen Barberry
Redleaved Japanese Barberry
Dwarf Winged Euonymus
Littleleaf Box
Hooker's St. Johnswort
Japanese Holly
Compact Inkberry
Japanese Privet
Border Privet
Wax Myrtle
Bayberry
Otto Luyken Laurel
Skip Laurel
Hick's Yew
Compact Carlesii Viburnum
Compact Cranberrybush Viburnum
Laurestinus

NEXT STEPS

Following the discussion at the work session, draft ordinance revisions will be prepared and provided to the Commission at the August 15 meeting. A public hearing will be scheduled at the September 19 meeting.



Rodney S. Rhodes, CZA
Zoning Administrator

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
COMPREHENSIVE PLAN IMPLEMENTATION WORK SESSION #4
Wednesday, July 25, 2007**

A work session of the Williamsburg Planning Commission was held on Wednesday, July 25, 2007, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Pons, McBeth, Hertzler, Driscoll, Joseph and Kafes. Also present were Planning Director Nester, Deputy Planning Director Murphy, Zoning Administrator Rhodes and Assistant City Attorney Workman.

OPEN FORUM

No one spoke at the open forum.

COMPREHENSIVE PLAN IMPLEMENTATION – SITE PLAN AND LANDSCAPE REQUIREMENTS (PCR #07-027)

Zoning Administrator Rhodes discussed the landscape standards in the Zoning Ordinance, reviewing them by topic.

Open Space Requirements

Mr. Rhodes presented a table of the open space requirements for the various zoning districts, and suggested that the Commission consider increasing the open space requirement for the B-3 District from 15% to 20%, as recommended by the 1998 LDR report.

Transitional Screening, Greenbelt, and Resource Protection Area Buffers

Mr. Rhodes reviewed the Zoning Ordinance requirements for these buffers, and suggested that the Transitional Screening and Resource Protection Area buffers not be considered as part of the landscaped open space required by the Zoning Ordinance. He said that the Greenbelt buffer area should be counted because it is at the front of the property. He reviewed the site plans for six businesses that met the required landscape percentage both with and without considering the Transitional Screening and Resource Protection Area buffers.

Parking Lot Landscaping – Landscape Area Along Public Streets

Mr. Rhodes noted that the LDR study suggested increasing the landscape area along streets from 15 feet to 20 feet, but questioned whether we would be better off keeping the existing setback but requiring additional landscaping. Mrs. McBeth raised the issue of maintenance of existing landscaping within this area, and cited Red Lobster, which

had removed mature landscaping when management changed. Mrs. Murphy said that we need to look at the requirements in the Zoning Ordinance about modification and replacement of existing landscaping.

Parking Lot Landscaping – Interior Parking Lot Islands

Mr. Rhodes discussed the issue of spacing of landscape islands in parking lots, noting that the Zoning Ordinance has no specific standards. He said LDR recommended an island every 20 spaces, but the previous Zoning Ordinance had a requirement of every eight to 10 spaces. He showed pictures of examples of parking lots with various spacings of landscape islands, pointing out that there is a noticeable difference between a 20 space and a 10 space spacing. Mr. Pons said that we need to make sure that any changes are not being too restrictive.

Parking Lot Landscaping – Building Perimeter Plantings

Mr. Rhodes noted that no perimeter landscaping is required by the Zoning Ordinance. LDR recommends 10 feet on the front and side of buildings, which may be too much – a buffer of five to six feet should be sufficient. Mr. Pons said that a percentage of the building perimeter, not the entirety, should be considered for perimeter plantings. Mr. Nester pointed out differences between buildings in the Center City area and along Corridors. Mr. Hertzler and Mr. Kafes said that perimeter plantings are often not the best solution. Mr. Rhodes said that perimeter planting requirements may not be appropriate for shopping centers, and there was additional discussion about this issue. Mr. Driscoll discussed the relationship between building design and landscaping. Mr. Kafes said there is a problem when owners can remove mature landscaping and replant. Mr. Hertzler pointed out the need for proper planting beds (both size and material) for trees in parking lots.

Recommended Plant Material

Mr. Rhodes reviewed the Zoning Ordinance requirements for plant materials and sizes, showing pictures of Chesapeake Bank on Lafayette Street with the required 2 inch caliper trees, and Walgreens with 3 inch caliper trees. Mr. Hertzler said that smaller caliper trees will outgrow larger ones over time, and will be healthier. He said we need to pay attention to how the trees are planted, especially the type of soil for the planting areas. He said he would rather use smaller shrub sizes, which would open up a much larger palette of materials.

Mr. Joseph departs.

Mr. Rhodes also pointed out that the LDR study recommended adopting a list of acceptable plant materials. Mrs. Murphy said that this issue was discussed earlier today by the Beautification Advisory Committee, and that the Committee felt that it would be better to have a list of prohibited plant materials. Mr. Pons raised concerns about irrigation of landscape areas, in relationship to water conservation. Mr. Nester

said that issue may be dealt with in other sections of the City Code rather than in the Zoning Ordinance.

Landscape Issues Summary

Mr. Kafes led a discussion to the items covered to see if a consensus existed on the points discussed by Mr. Rhodes.

- Open Space Requirements – it was agreed that the open space requirement for the B-3 District should be raised from 15% to 20%.
- Transitional Screening and Resource Protection Area buffers – it was agreed that transitional screening and RPA buffers should not be counted toward the required open space, but that a waiver provision for this requirement should be added.
- Landscape Area along Public Streets – it was agreed that the existing 15 foot requirement was sufficient, but that better requirements for landscaping within this area should be provided.
- Interior Parking Lot Islands – a consensus was not reached on this issue. It was noted that there is a difference between parking in the front and the rear of buildings, as well as between interior parking and parking spaces adjacent to the 15 foot landscape buffer beside a public street.
- Rear Landscape Buffer – a consensus was not reached on whether or not the requirement should be the existing 5 feet or 10 feet. It was noted that this buffer may not be needed in certain situations.

Mr. Driscoll departs.

- Building Perimeter Plantings – a consensus was not reached on this issue.
- Recommended Plant Material – a consensus was not reached on this issue. Concerns were expressed about allowing flexibility in the standards rather than a specific list.

Mr. Nester said that staff was not ready to proceed to draft a final ordinance, since there are so many unresolved issues. He said that this needs to be further discussed at another work session, and suggested the possibility of the end of August. He said that members would be contacted and a specific date set.

OPEN FORUM

No one spoke at the open forum.

The meeting was adjourned at 6:15 p.m.

Douglas Pons, Chairman
Williamsburg Planning Commission